

Public Scoping Meeting

South Bay Galleria Improvement Project
October 10, 2015 at 10:00 a.m.

Meeting Location: 1815 Hawthorne Boulevard, South Bay Galleria, Redondo Beach
Second Level Near Atrium Elevators, Space 276 (former Lane Bryant location)

Public Scoping Meeting

Introductions

Council Member – Stephen Sammarco

City of Redondo Beach Staff

- Aaron Jones, Community Development Director
- Sean Scully, Planning Manager
- Stacey Kinsella, Associate Planner
- Lina Portolese, Planning Analyst

Environmental Science Associates (ESA)

- Michael Houlihan, AICP, CEQA Project Manager
- Arabesque Abdelwahed, Deputy Project Manager
- Katelyn Matroni, Associate

Public Scoping Meeting

Scoping Meeting Agenda

- California Environmental Quality Act (CEQA) Overview
- Purpose of the Scoping Meeting
- Project Description
- Potential Environmental Issues
- CEQA Process
- Preliminary EIR Schedule
- Questions/Discussions

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CEQA Overview

- State requirement for projects requiring discretionary approval to be evaluated for potential environmental impacts and inform decision makers and the public about the potential impacts
- Identify feasible ways to avoid or reduce potential significant environmental impacts
- Provide an opportunity for the public and local/regional/state agencies to comment on the environmental issues that are evaluated

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Purpose of the Scoping Meeting

- Public scoping meetings are required for projects of “statewide, regional or area-wide significance.” (CEQA Section 21083) The project meets this significance criteria because the project could cause significant effects outside of the City of Redondo Beach.
- Describe the proposed project
- Explain the CEQA Process
- Identify potential environmental issues

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Purpose of the Scoping Meeting

- Invite public input early in the process
- Solicit comments on the scope of the environmental analysis
- The scoping meeting is not to discuss whether or not the proposed project should be approved, and no action on the project will be taken at the scoping meeting

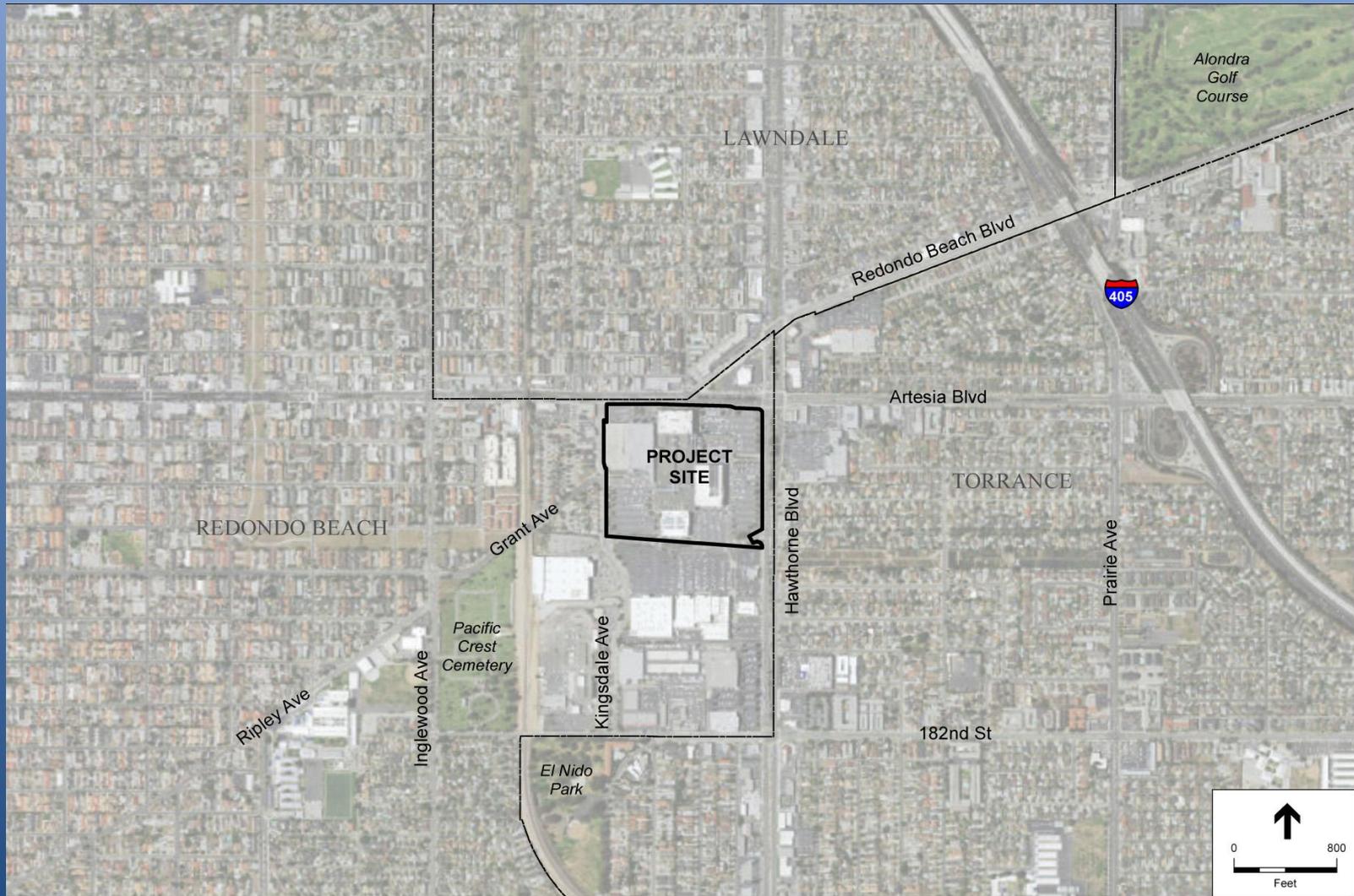
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Project Description

Project Location:

- 1815 Hawthorne Boulevard, Redondo Beach
- Southwest of the Hawthorne Boulevard and Arteria Boulevard Intersection
- Bounded by Artesia Boulevard to the north, Hawthorne Boulevard to the east, 177th Street to the south and Kingsdale Avenue to the west.
- Encompasses the Existing 29.85-acre South Bay Galleria Enclosed Mall

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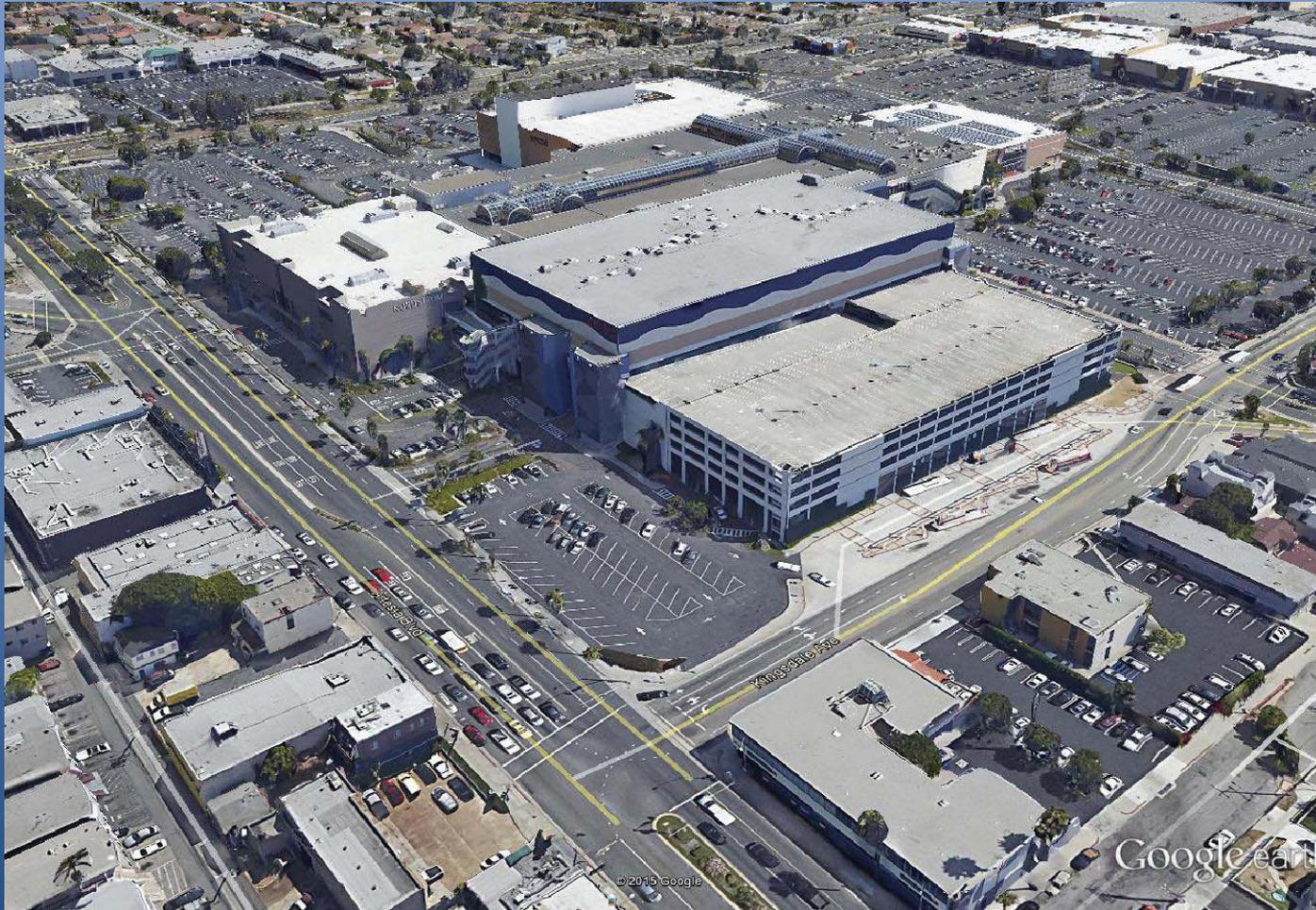
Public Scoping Meeting



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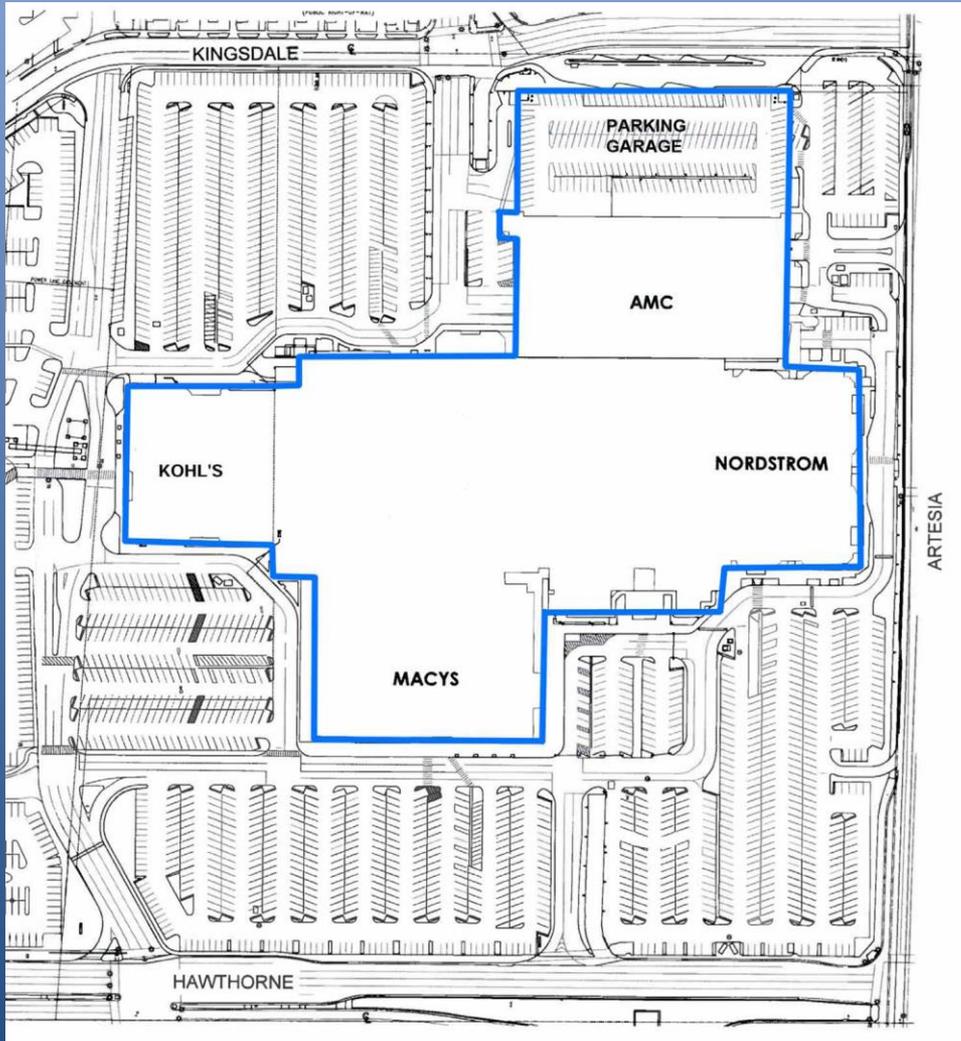


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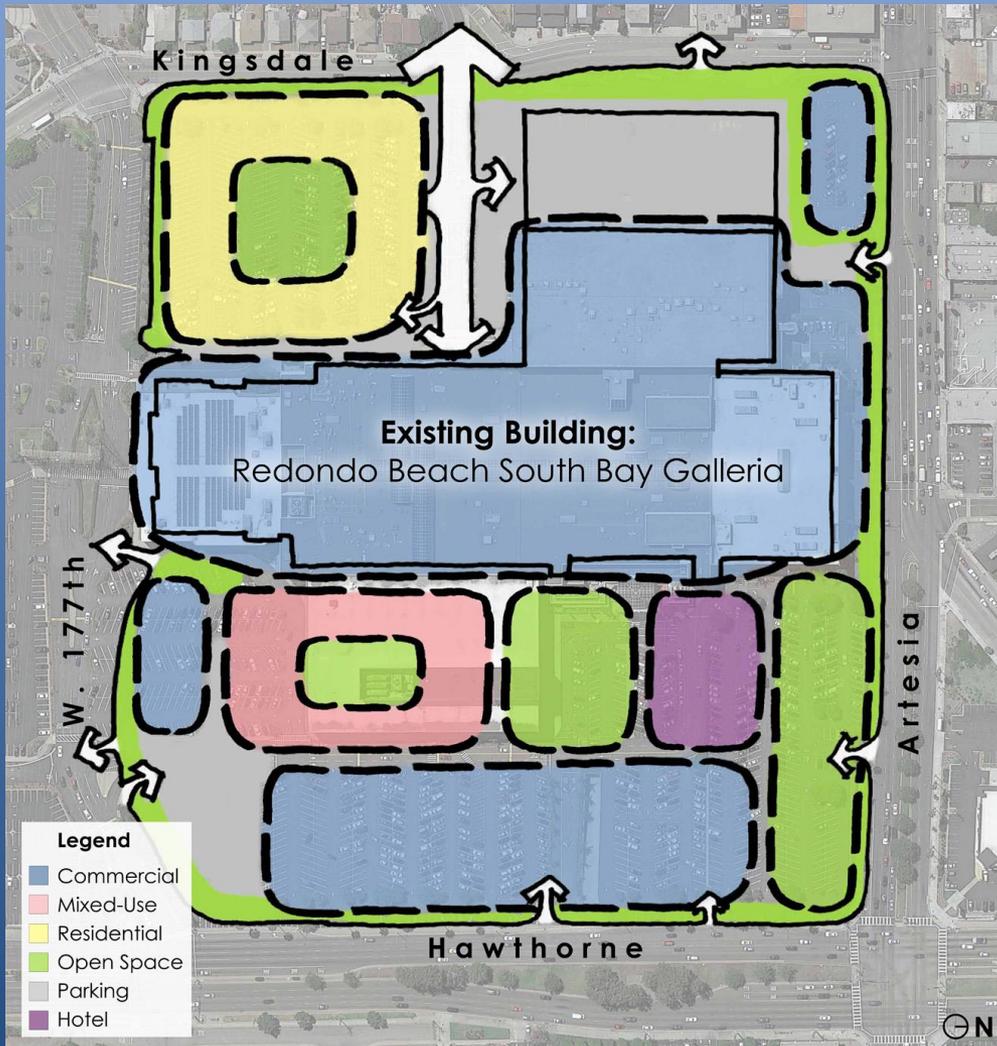
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Existing Site Plan



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Proposed Land Use Plan



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Project Description

Project Characteristics:

Modify and Add to the Existing South Bay Galleria

Retail/Office

- Remove 503,136 square feet (sf) of retail and office
 - 483,674 sf - Department Stores
 - 19,462 sf - Mall Stores, inclusive of some office
- Add 721,000 sf of retail and office
 - 391,000 sf - Department Stores
 - 330,000 sf - Mall Stores, inclusive of some office
- Net Retail/Office Increase - 217,864 sf

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Project Description

Project Characteristics:

Hotel/Residential

- Add a 150 Room Hotel (105,000 sf)
- Add 650 Residential Units (650,000 sf of townhomes, condominiums and/or apartment homes)

Theater

- Retain the 2,809-seat theater (64,010 sf)

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Project Description

Project Characteristics:

Floor Area Square Footage

- 971,101 sf - Existing
- (503,136 sf) - Proposed to be Removed
- 1,476,000 sf - New
- 1,943,965 sf - Total Proposed Buildout

General Plan Designation

- Retain Regional Commercial Designation

Zoning Designation

- Retain CR - Regional Commercial Designation

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Potential Required Actions on Project

- Vesting Tentative Tract Map
- Subdivision Map(s)
- Variance
- Conditional Use Permit(s)
- Planning Commission Design Review(s)

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Tentative List of Environmental Issues to be Analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazard and Hazardous Material
- Hydrology/Water Quality
- Land Use and Land Use Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Services

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Potential Environmental Issues

- Aesthetics
 - Visual Character
 - Light and Glare
- Air Quality
 - Construction Emissions
 - Operational Emissions
 - Sensitive Receptors

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Potential Environmental Issues

- Biological Resources
 - Bird Nesting
- Cultural Resources
 - Historical Resources
 - Archaeological Resources
 - Paleontological Resources
 - Tribal Cultural Resources

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Potential Environmental Issues

- Geology, Soils, and Seismicity
 - Seismic Ground Shaking
 - Seismic-Related Ground Failure
 - Soil Erosion During Construction
 - Unstable Soils
 - Expansive Soils
- Greenhouse Gas Emissions
 - Generate Greenhouse Gas Emissions
 - Conflict with Applicable Plans and Policies

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Potential Environmental Issues

- Hazards and Hazardous Materials
 - Reasonable Foreseeable Upset and Accident Conditions (Previous Release of Petroleum Hydrocarbons and Potential Presence of Asbestos and Lead Paint)
 - Hazardous Material Site List (Petroleum Hydrocarbons Currently Undergoing Remediation)

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Potential Environmental Issues

- Hydrology and Water Quality
 - Surface Water Quality During Construction
 - Surface Water Quality During Operation
 - Increase Groundwater Demand
 - Alteration of Drainage Patterns Causing Erosion and Siltation During Construction
 - Alteration of Drainage Patterns Causing Localized Flooding

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Potential Environmental Issues

- Land Use and Land Use Planning
 - Conflict with Applicable Plans and Policies
- Noise
 - Stationary Construction Noise
 - Stationary Operation Noise
 - Mobile Construction Noise
 - Mobile Operation Noise
 - Groundborne Vibration During Construction

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Potential Environmental Issues

- Population and Housing
 - Inducement of Population Growth
- Public Services
 - Fire Protection
 - Police Protection
 - Schools
 - Parks
 - Library Services

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Potential Environmental Issues

- Recreation
 - Increase Use of Existing Parks and Recreational Facilities
 - Need for Additional Parks and Recreational Facilities
- Transportation and Traffic
 - Increase in Automobile/Truck Traffic
 - Alter Circulation Patterns During Construction and Operation
 - Alter Emergency Access During Construction

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Potential Environmental Issues

- Transportation and Traffic (Continued)
 - Alter Pedestrian Access During Construction
 - Alter Bike Paths During Construction
 - Alter Transit Lines/Bus Stops During Construction
 - Increase Bicycle Traffic
 - Increase Pedestrian Traffic
 - Increase Transit Traffic

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Potential Environmental Issues

- Utilities and Service Systems
 - Wastewater Treatment
 - Sewer Facilities
 - Water Facilities
 - Storm Drainage Facilities
 - Water Supplies
 - Landfills/Solid Waste

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CEQA Process

Scoping:

- Prepare Notice of Preparation/Initial Study
- Public Review and Comment Period
- Public Scoping Meeting

Draft EIR:

- Prepare Draft EIR
- Public Review and Comment Period

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CEQA Process

Response to Comments / Final EIR

- Public Review and Comment

Planning Commission Hearing

- Certification Recommendation to City Council

City Council Hearing

- Deliberation on Certification of Final EIR

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Preliminary EIR Schedule

Prepare Notice of Preparation (NOP)/Initial Study (IS)	Winter 2015 to Fall 2015
Public Review Period for NOP/IS	October 2, 2015 to November 2, 2015
Scoping Meeting	October 10, 2015
Draft EIR Preparation	Fall 2015 to Spring 2016
45-Day Public Review Period	Spring 2016
Response to Comments / Final EIR	Summer 2016
Planning Commission and City Council Deliberation of EIR	Summer 2016

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NOP Comment Period

- Comment Period Closes: November 2, 2015 at 5:00 p.m.
- Submit Comment Cards or Written Comments to:
City of Redondo Beach
Community Development Department
Stacey Kinsella, Associate Planner
415 Diamond Street
Redondo Beach, CA 90277
stacey.kinsella@redondo.org
- Notice of Preparation/Initial Study is provided on the City's web site at: www.redondo.org

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Questions/Discussions